

~~ARTICLE II. DISTRICT REGULATIONS~~

Section 2.2.2.2. 3-9-32. Residential S, single-family (RSF).

- (a) ~~Intent. The residential, single-family (RSF) districts are intended to be used~~The purpose and intent of these districts is to provide for single-family residential dwellings and other uses normally associated therewith. Among RSF-1, RSF-2, RSF-3.5 and RSF-5 districts, there are variations in requirements for lot area, width, and certain yards.
- (b) ~~Permitted principal uses and structures~~Permitted Uses (P) and Structures:~~– The following uses and structures are permitted in this district:~~
- ~~(1) Single-family detached~~Single-family dwellings excluding mobile homes.
 - ~~(2) Emergency services~~Nonprofit parks and playgrounds.
 - ~~(3) Family day care homes~~Occupied single-family residences used as family day care homes.
 - ~~(4) Park, public or not-for-profit~~Art and music instruction provided only one (1) student at a time is receiving instructions.
 - ~~(5) Noncommercial boat docks.~~
- (c) ~~— Permitted Accessory Uses and Structures: — (For additional conditions, see Article 3.1. Accessory Uses and Structures.~~Section ?? “Accessory Uses and Structures”.)
- (d) Conditional Use (C): (For rules and regulations for any use designated as a Conditional Use, see Article 3.2. Conditional Uses)
- ~~(1) Cluster subdivision with or without golf course and clubhouse. (see Article 4.2. Cluster Development)~~
 - ~~(2) Community residential home.~~
 - ~~(3) Telecommunications facility, 50 feet or less in height. (see Division 3.6.5. Communication Towers)~~
 - ~~(4) Model residential unit.~~
 - ~~(5) Bed and breakfast, 1 or 2 bedrooms.~~
 - ~~(6) Home occupation, Type 1. (see Article 3.4. Home Occupations)~~
 - ~~(7) Guest house (must meet the density requirement).~~
 - ~~(8) Clubhouse under unified ownership.~~
 - ~~(9) Subdivided lots with 50 foot wide frontage and 5,000 square foot lot area.~~Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are also permitted in this district. Detached permanent garage structures are subject to the yard setback requirements of this section. All other permitted accessory structures must be located behind the leading edge of the living area of the residence and must comply with applicable yard setback requirements. Permitted accessory structures include:

- (1) Private garage and storage structures subject to the following standards:

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- ~~a. Metal buildings are limited to six hundred (600) square feet.~~
- ~~b. Accessory buildings over two hundred fifty (250) square feet must be compatible in appearance to the residence.~~
- ~~c. The total maximum coverage area of all accessory structures shall not exceed the greater of one thousand (1,000) square feet or one-half (½) the footprint of the principal structure. Nothing herein shall be construed to permit lot coverage in excess of the thirty-five (35) percent maximum lot coverage established in subsection (f) of this section. Owners of property one (1) acre or more in size may apply for a special exception from the total maximum coverage area limitation established in this subsection.~~
- ~~(2) Greenhouses, growing of plants and horticultural specialties, provided no retail sales are made on the premises.~~
- ~~(3) Swimming pools.~~
- ~~(4) Tennis courts.~~
- ~~(5) Noncommercial boat docks.~~
- ~~(de) Prohibited Uses and Structures.:~~ Any use or structure not expressly or by reasonable implication permitted herein or permitted by special exception, including but not limited to mobile homes, commercial parking lots and private clubs not otherwise permitted, or permitted by special exception, shall be unlawful in this district.
- ~~(ef) Special Exceptions (S).:~~ (For procedure see ~~Division 1.1.5. Special Exceptions. section 3-9-7,~~ "Special Exceptions.") The following are special exceptions in this district:
- ~~(1) Day care center, adult or child.~~
- ~~Domestic animal breeding~~~~Cluster houses and patio houses, provided a site plan is approved by the development review committee.~~
- ~~(2) Cemetery, mausoleum~~~~Yacht clubs, country club, in conjunction with golf courses, and golf courses, including executive or par-3 golf courses, but not including miniature golf courses or practice driving ranges not associated with a golf course, provided that any required parking area or building is located at least one hundred (100) feet from adjacent property zoned for residential use.~~
- ~~(32) Day care center, adult or child~~~~Cemetery, mausoleum.~~~~Houses of worship, in accordance with section 3-9-80.1~~
- ~~(43) Public building.~~~~One (1) guest house or one (1) servant's quarters for each single-family dwelling, provided the lot area shall be not less than twice the minimum lot area required for a single-family dwelling.~~
- ~~(54) Elementary, middle, and high schools.~~
- ~~(65) University or college.~~~~Home occupations, in accordance with section 3-9-79~~
- ~~(76) Community garden~~~~Group home facilities. (see Division 3.6.4. Community Garden.)~~
- ~~(87) Telecommunications facility, greater than 50 feet in height. (see Division 3.6.5. Communication Towers.)~~
- ~~Section ?? "Special Use Standards")~~~~Child and adult day care facilities in accordance with the following standards:~~

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- ~~a. The minimum parcel size shall be twenty thousand (20,000) square feet.~~
- ~~b. The facility must be located on a collector or higher functional roadway classification as shown in the comprehensive plan.~~
- ~~c. Such facilities may not be located less than one thousand five hundred (1,500) feet from an established, existing facility in residential single-family districts. This distance shall be measured from the nearest point of the proposed structure to the nearest point of the existing structure.~~
- ~~d. The facility may care for a maximum of twenty-five (25) children or adults.~~
- ~~e. The facility must meet all requirements of the Florida Department of Health and Rehabilitative Services and maintain any required license and registrations.~~
- ~~f. The facility must have off-street parking in accordance with section 3-9-90~~
- ~~g. An opaque fence six (6) feet in height must be installed along the side and rear property lines in accordance with section 3-9-77~~
- ~~h. A special exception for child or adult day care facilities shall cease upon change of ownership or discontinuance of the use for more than three hundred sixty-five (365) days.~~

~~(98) Essential services and emergency services.~~

~~(409) Bed and breakfast, 3 or more bedrooms.~~

~~Adult congregate living facilities in accordance with section 3-9-63.1~~

~~(4410) Clubhouse, community center, Radio and television transmission towers.~~

~~(121) Place of worship. (see Division 3.7.4. Place of Worship)~~

~~(132) Home occupation Type 2. (see Article 3.4. Home Occupations.)~~

~~Section ?? "Special Use Standards")~~

~~(42143) Yacht clubs, country clubs.~~

~~(154) Such other uses as determined by the Zoning Official or his/her designee to be:~~

- ~~a. Appropriate by reasonable implication and intent of the district.~~
- ~~b. Similar to another use either explicitly permitted in that district or allowed by special exception.~~
- ~~c. Not specifically prohibited in that district.~~

~~The board of zoning appeals BZA shall review a favorable determination of the Zoning Official under this provision at the time the special exception application is presented to it. An unfavorable determination of the zoning Zoning official Official or his/her designee shall be appealable pursuant to Division 1.1.1. BZA. section 3-9-6 of these regulations.~~

~~--twice land area~~

~~(fg) Development Standards: The following development standards shall apply in this district:~~

	RSF-1	RSF-2	RSF-	RSF-3.5	RSF-5
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Minimum lot requirements, in square feet (except as otherwise permitted)	40,000	20,000	15,000	10,000	7,500
Width, feet	125	100	100	80	70
Front yard, feet	25	25	25	25	25
Side yard:					
Interior, feet	15	15	15	7.5	7.5
Abutting a road, — feet	20	20	20	15	15
Maximum lot coverage by all buildings, percent	35	35	35	35	35
Maximum building height, feet	38	38	38	38	38
Minimum rear yard, feet:					
Abutting a lot	20	20	20	20	20
Abutting a road	25	25	25	25	25
Abutting a greenbelt	15	15	15	15	15
Setback for accessory buildings from:					
Rear lot line, feet	10	10	10	10	10
Side yard		Same as principal building			
Abutting road right- — of way line		Same as principal building			

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Rear or side line abutting a waterway, feet	20	20	20	20	20
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Lot (min.)			
Area (sq. ft.)	<u>20,000</u>	<u>10,000</u>	<u>7,500</u>
Width (ft.)	<u>100</u>	<u>80</u>	<u>70</u>
Yard (min. ft)			
Front	<u>25</u>	<u>25</u>	<u>25</u>
Side (interior)	<u>15</u>	<u>7.5</u>	<u>7.5</u>
Side (street)	<u>20</u>	<u>15</u>	<u>15</u>
Rear (interior)	<u>20</u>	<u>20</u>	<u>20</u>
Rear (street)	<u>25</u>	<u>25</u>	<u>25</u>
Abutting greenbelt	<u>15</u>	<u>15</u>	<u>15</u>
Abutting water	<u>20</u>	<u>20</u>	<u>20</u>
Bulk (max.)			
Lot coverage	<u>3540%</u>	<u>3540%</u>	<u>3540%</u>
Height (ft.)	<u>38</u>	<u>38</u>	<u>38</u>
Density (units/acre)	<u>2</u>	<u>3.5</u>	<u>5</u>

Where properties lie anywhere on a barrier island or within one thousand two hundred (1,200) feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Article 4.12. Waterfront Property. ~~section 3-9-98.~~

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article 4.7. Landscaping and Buffering. ~~article XXII, chapter 3-5,~~ of the Code, as the same shall be amended.

(hg) *Signs.* Signs shall be in accordance with Article 4.10. Sign Code. ~~section 3-9-95~~

(ih) *Off-street parking.* Off-street parking shall be in accordance with Article 4.9. Parking Standards. ~~section 3-9-90~~

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~~(Minutes of 12-8-81, § 7; Res. No. 85-286, § 1, 10-5-85; Res. No. 87-78, §§ 9, 10, 5-19-87; Res. No. 87-254, § 17, 10-20-87; Ord. No. 89-34, § 6, 5-31-89; Ord. No. 92-40, §§ 1-4, 6-2-92; Ord. No. 92-65, § 1, 8-18-92; Ord. No. 94-55, § 14, 11-3-94; Ord. No. 2001-031, § 1(a), 6-12-01; Ord. No. 2002-008, § 1, 1-28-02; Ord. No. 2003-061, §§ 6, 7, 8-26-03)~~

~~**Editor's note**~~

~~These provisions were formerly found in § 3-9-31. The provisions of former § 3-9-32 are now found in § 3-9-33~~

~~**Cross reference** – Tree requirement of RSF district, § 3-2-187.~~